

SITE CODE: S525PM

Common Name: Clear, Site 364

Location: Imperial Avenue NWLY SD/AZ RR

Community Plan: Southeast San Diego

Thomas Guide Coordinates: 1289F4

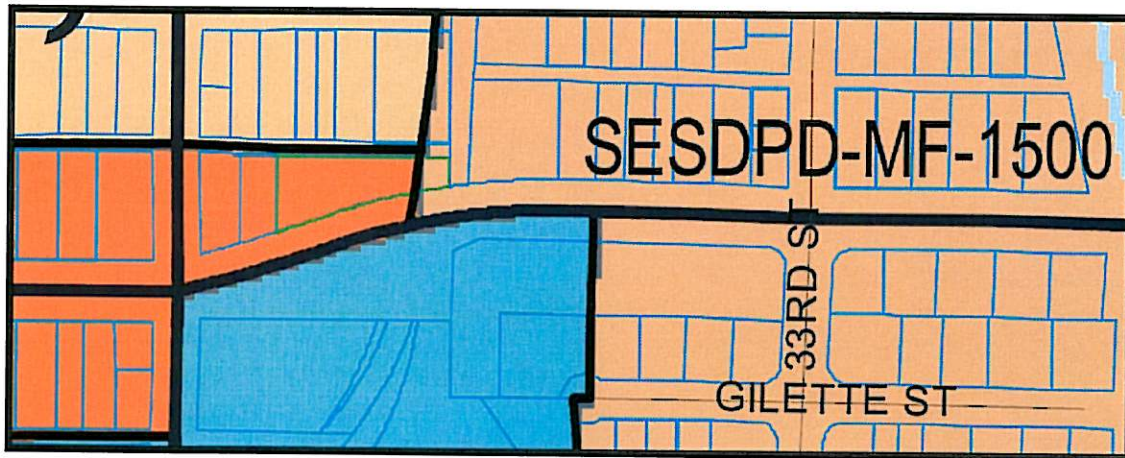
Acres: 0.337

Square Feet: 14,679.72

Water/MWWD: N

Use: Vacant.

Zoning: SESDPD-CSR-2-R-1500 with the portion under the trolley tracks designated as SESDPD-MF-1500



Shape: Irregular

Development Potential: Yes

Topography: Small near level pad, balance is downward sloping from the alley to Imperial Avenue.





1 Alley of 32nd Street that provides access.



2 View from southwest corner towards the northeast and the pad.



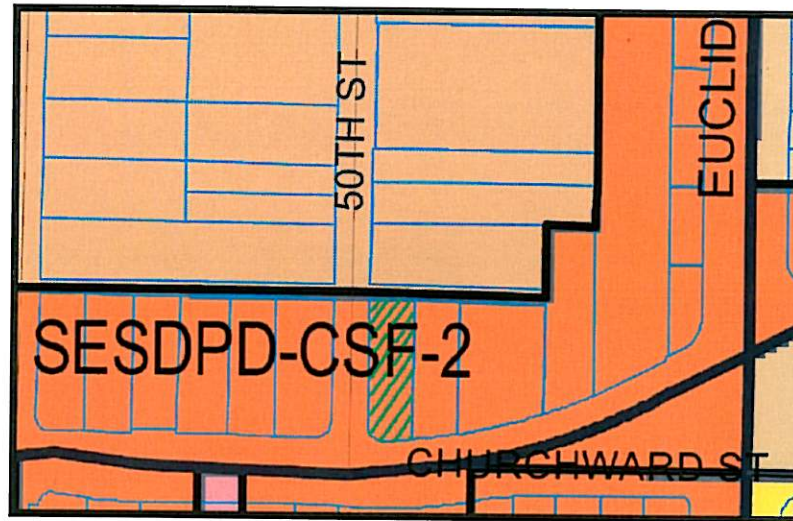
3 Facing west from trolley tracks towards 32nd Street.



4 View to the northeast across Imperial Boulevard to parcel.

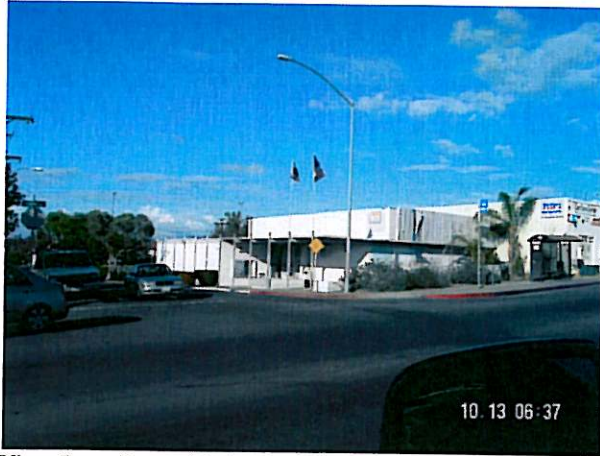
SITE CODE: S602LB
Assessor Parcel Number: 548-150-07

<u>Common Name:</u>	<u>Location:</u> NEC 50 th Street & Imperial Avenue
<u>Community Plan:</u> Southeast San Diego PD	<u>Thomas Guide Coordinates:</u> 1290A4
<u>Acres:</u> 0.12	<u>Square Feet:</u> 5,097
<u>Water/MWWD:</u> No	<u>Use:</u> Old Valencia Park Library – Vacant Building
<u>Zoning:</u> SESDPD-CSF-2	

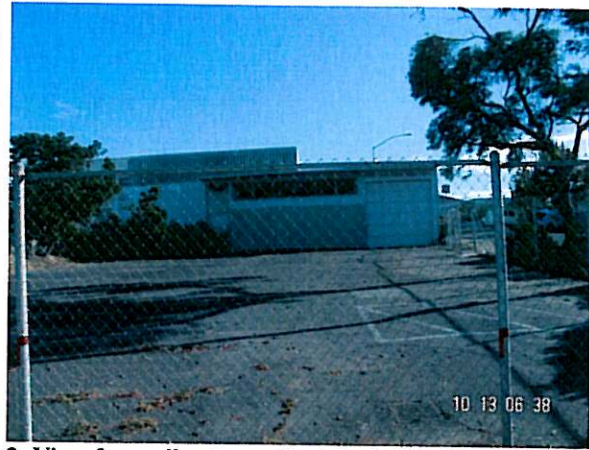


<u>Shape:</u> Near rectangular.	<u>Development Potential:</u> Yes.
<u>Topography:</u> Near level pad at grade with 50 th Street.	

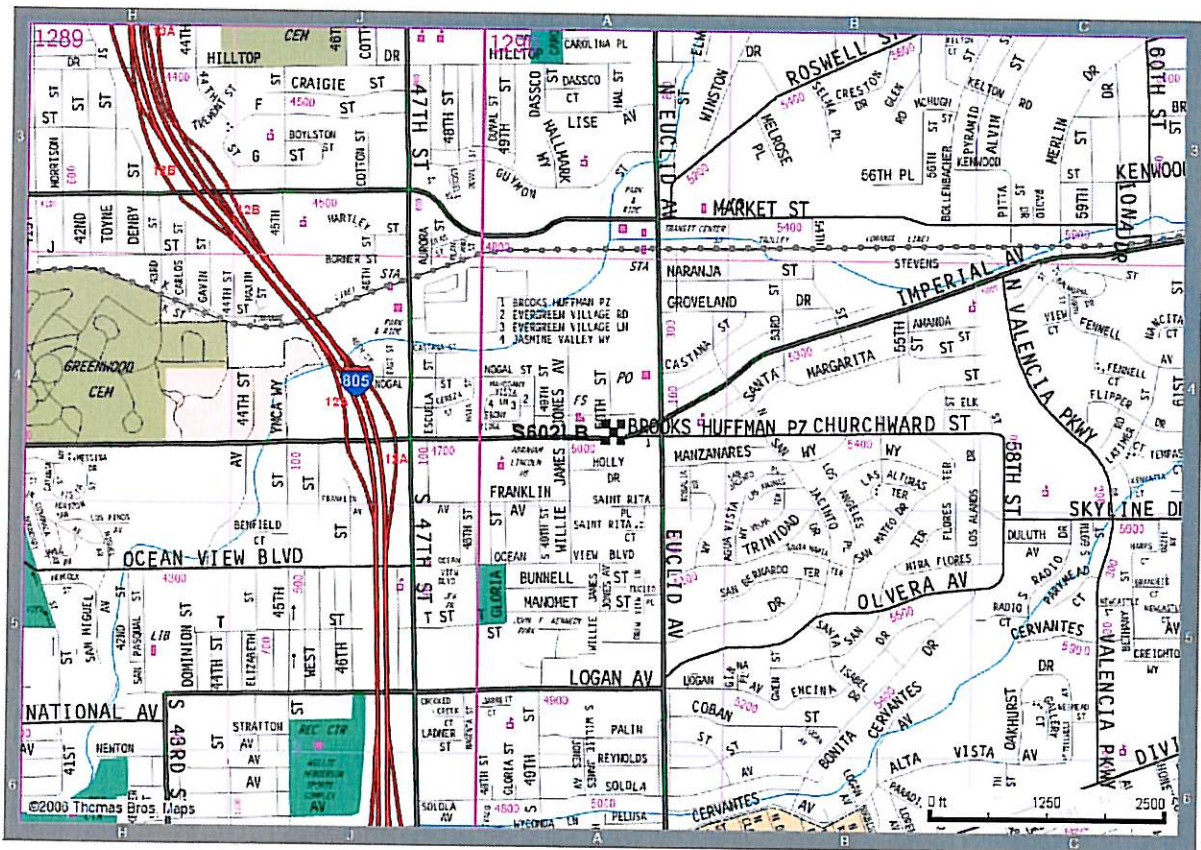




1 View from Imperial Avenue northeasterly at the subject parcel improved with the old Valencia Park Library Building.

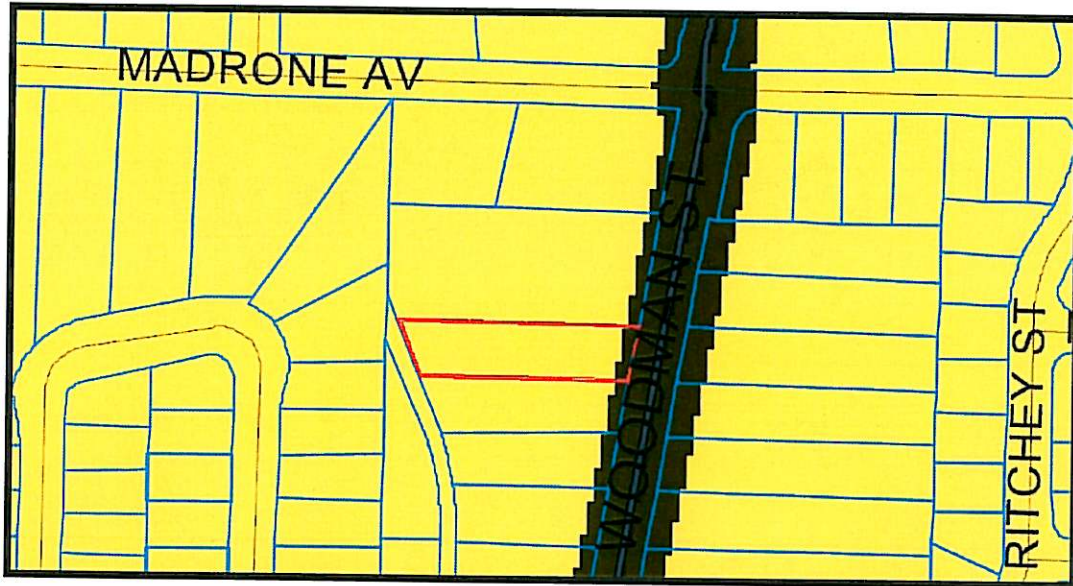


2 View from alley to south at the back of the building and the fenced, asphalt paved parking lot.



SITE CODE: S711

Common Name: Clear, Site 813	Location: Woodman Street Swly Madrone Avenue
Community Plan: Encanto SED	1290E3
Acres: 0.398	Square Feet: 17,336.88
Water/MWWD: No	Use: Vacant Parcel
Zoning: RS-1-7	



Shape: Trapezoid	Development Potential: Yes. Single family lot.
Topography: Terraced; minor steep areas with a downward slope easterly on the upper lot.	





1 Facing northerly along Woodman Street with the Subject Parcel to the left.



2 Southwesterly view across Woodman Street.



3 Facing easterly towards Woodman Street from the rear property line.



4 Woodman Street as seen looking down from the upper sloping lot to the elevation where houses are located on adjoining lots.



5 Westerly view of slope most proximate to Woodman Street.



6 An encroachment by neighbor to the south who has planted about three fruit trees on the subject parcel.